

**HOUSING PRODUCTION TRUST FUND BOARD
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA**

MEETING MINUTES

THURSDAY, MAY 16, 2019
12:30 pm
DHCD HOUSING RESOURCE CENTER

WELCOME

Susanne Slater, Chairperson

The DHCD Housing Production Trust Fund Board convened in the Housing Resource Center, 1800 Martin Luther King Jr. Ave. SE, Washington, DC., pursuant to notice at 12:36 pm, Susan Slater, Chairperson, presiding.

Board Members Present:

Lakeeshia Fox*
Charles Lowery
Susanne Slater

Also present:

Polly Donaldson – DHCD Director
Tsega Bekele – DHCD Deputy Chief of Staff
Reshma Holla – DHCD DFD Deputy Manager
Richard Livingstone - DHCD Special Assistant
Danilo Pelletiere - DHCD Senior Advisor
Ana van Balen - DHCD Housing Preservation Officer
Erin Wilson - DHCD DFD Deputy Manager
Anna Scallett – DHCD DFD Project Manager
Joe Knackstedt – DHCD DFD Project Manager
Steven Brannum – DHCD DFD Project Manager
Dr. Prince – Empower DC
Zoe – NCRC
Bruce Mitchell – NCRC
Jason Richardson – NCRC
Ryan Hand – OP
Jamie Chandler – OP

* present via telephone

MINUTES

Minutes for the February 28, 2019 HPTF meeting were reviewed. Charles Lowery made a motion to adopt the minutes. The motion was seconded by Susanne Slater. The minutes were approved unanimously by voice vote.

DHCD UPDATE

Polly Donaldson, Director

Director Donaldson began her update by discussion the Mayor's Proposed FY 20 budget to include: \$30M in HPTF, \$15M in Preservation, and \$20M in a Workforce Housing Fund; all to be covered by increases in deed and recordation taxes for commercial properties. She shared that the Council considered Mayor's budget and cut it in the first vote and that a second vote would occur on the 28th.

Related to the budget, Danilo shared that there's an update to HPTF included in the Budget Support Act (BSA). The buckets would change to 50% below 30 AMI, 40% below 50 AMI and 10% below 90 AMI. The BSA Funds the Economic Return on Investment Accountability Act as well; this includes HPTF but also our land dispositions, etc. DHCD is actively following the budget including the BSA.

Danilo shared that a hearing on the HPTF Amendment Transparency Act has been scheduled for May 30th. He shared concerns the agency has with the bill as written. Director Donaldson described outreach efforts to Council to help them understand our selection process and of course will be testifying on the bill.

Director Donaldson provided an update on the Mayor's Order on Housing, including goals on increasing supply. She noted OP is planning a housing systems analysis that when complete we'll ask OP to present to the board.

Finally, Director Donaldson shared the latest on Mayor Bowser's Chairing of the National League of Cities Housing Task Force. That the Task Force was preparing recommendations on best practices including federal strategy/agenda that would rejuvenate the federal role in housing. The Report is scheduled to be issued by the end of June with an event the second week in July where the Board will of course be invited.

NCRC Presentation

Jason Richardson, Director of Research

The National Community Reinvestment Coalition (NCRC) gave a presentation on their Study: Gentrification And Cultural Displacement Most Intense In America's Largest Cities, And Absent From Many Others. The report was released in early March.

NCRC is a national organization with 600 local and regional members. They were motivated to conduct this study because a number of their membership were coming to NCRC with observations on gentrification.

Notable findings from the study which carefully define gentrification and how it's measured; noted that DC has the highest intensity with 154 neighborhood that were eligible for gentrification and 62 (or 40% of those) neighborhoods gentrifying. 33 of these neighborhoods experienced cultural displacement as defined by the study.

The Board and DHCD staff engaged in active questioning of NCRC staff on the presentation.

HOUSING PRODUCTION TRUST FUND UPDATE Erin Wilson, DHCD

Erin shared that there have been a few closings since the last meeting (Stanton Square, Petworth Station and Hunter Place) with nearly \$78M in HPTF obligated for FY19 to date and that they were working to underwrite the 11 projects selected in the last round.

She also shared that the team is working to finalize the next NOFA (and QAP at the same time) including working with the Office of Planning on economic opportunity points for location of proposed projects. The team is considering looking at where market rate units are coming online and encouraging affordable development in those areas. For example, prioritizing census tracts where a certain number of units were proposed to come online say 1,000 new units or 3,000 new units.

The board engaged in a discussion on what the new AMI target goals would look like with the pipeline and what kind of subsidy would be required to meet the 50% under 30AMI goal in earnest.

LEGISLATIVE UPDATE Danilo Pelletiere, DHCD

Danilo shared that all of his updates were inadvertently provided during the Director's update as they related most to the budget.

Charles Lowery motioned to adjourn the meeting. The motion was seconded by Susanne Slater. All voted in favor, Lakeeshia Fox not present not voting. The meeting was adjourned at 1:59pm.